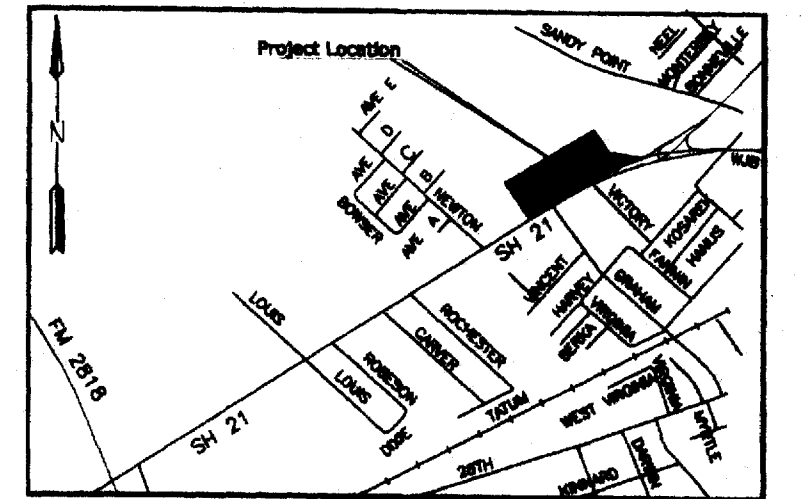


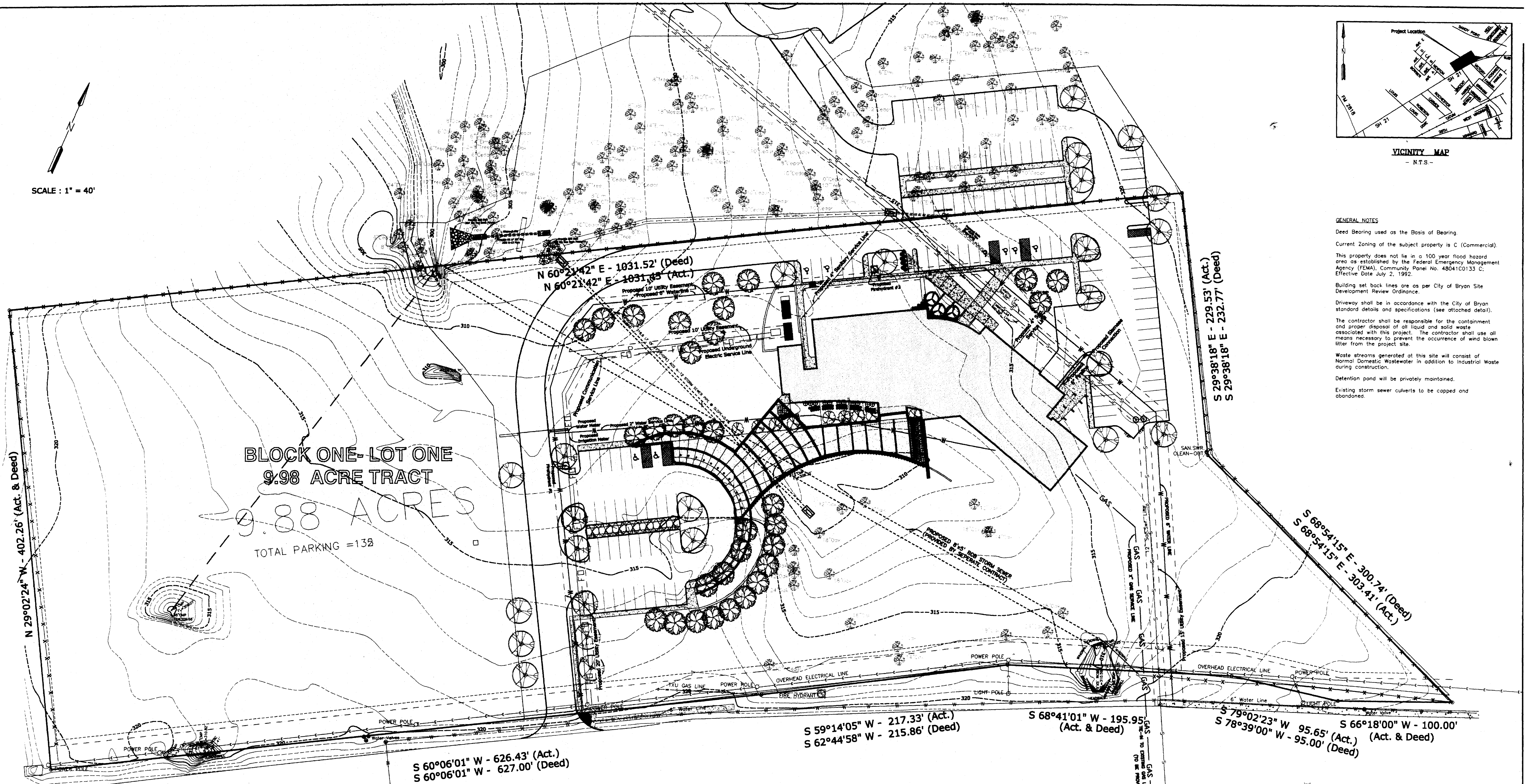
SCALE : 1" = 40'



VICINITY MAP  
- N.T.S. -

GENERAL NOTES

Deed Bearing used as the Basis of Bearing.  
Current Zoning of the subject property is C. (Commercial).  
This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0133 C, Effective Date July 2, 1992.  
Building set back lines are as per City of Bryan Site Development Review Ordinance.  
Driveway shall be in accordance with the City of Bryan standard details and specifications (see attached detail).  
The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.  
Waste streams generated at this site will consist of Normal Domestic Wastewater in addition to Industrial Waste during construction.  
Detention pond will be privately maintained.  
Existing storm sewer culverts to be capped and abandoned.



BLOCK ONE- LOT ONE  
9.98 ACRE TRACT

9.88 ACRES  
TOTAL PARKING = 132

1700 STATE HIGHWAY NO. 21  
(100' R.O.W. Width - 60' Asphalt Pavement Width)

NOTE:  
Distance to the centerline of nearest driveway from the southwest property corner is 60 feet.

NOTE:  
Grading plan will be submitted separately.

SOLID WASTE DISPOSAL

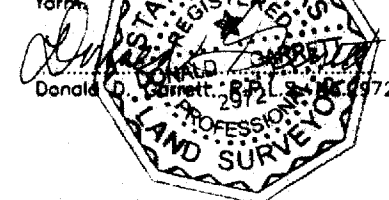
Solid waste disposal is by two (2) units of front loading metal containers placed on 6" thick 20'x12' concrete dumpster pad. The pad shall have 6' visual screen on three sides.

PARKING ANALYSIS

Minimum parking requirement for General Office = 1 per 300 sq.ft. of gfa  
Total floor area for the proposed building = 28,407 sq.ft.  
Number of parking spaces required = 28,407/300 = 95  
Number of handicap accessible parking spaces required = 1 for each 25 spaces = 95/25 = 4  
Total number of parking spaces provided = 132  
Number of handicap accessible parking spaces provided = 8  
Number of regular parking spaces provided = 124  
Proposed driveway and parking areas to be concrete pavement.

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds given on this plat are true and correct and that the corners and boundaries will describe a closed geometric figure.



CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.



Prepared For:  
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Owner:  
BRAZOS COUNTY OF STATE OF TEXAS  
C/O Judge Randy Sims  
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Site Address:  
1700 State Highway 21 West  
Bryan, Texas 77803

Site Plan &  
Utility Plan

for  
BRAZOS COUNTY  
SHERIFF'S OFFICE

BLOCK ONE- LOT ONE  
BRAZOS COUNTY COMPLEX PHASE  
9.98 ACRE TRACT

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